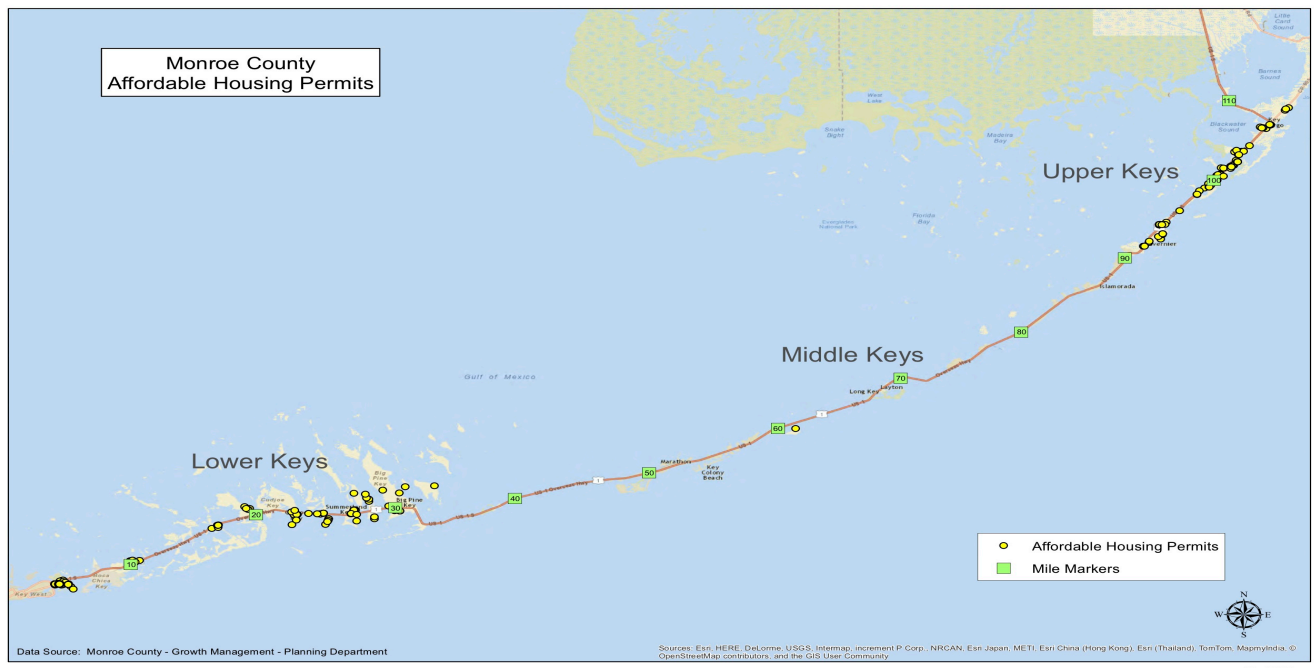


MONROE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING IX SUMMARY/MINUTES
MAY 20, 2016



Adopted Unanimously by the AHAC at the June 17, 2016 as revised



Robert Jones, Facilitator
Affordable Housing Advisory Committee
FCRC Consensus Center, Florida State University

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MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

MEETING IX, MAY 20, 2016

EXECUTIVE SUMMARY

Bob Jones, the Committee's facilitator, welcomed Affordable Housing Advisory Committee (AHAC) members as well as the public to the Committee's 9th meeting. He reviewed with the Committee the proposed meeting objectives and agenda with the Committee's focus on reviewing and rating draft recommendations reviewed at the April 2016 AHAC meeting that were based on the options rated as most important at the March 2016 AHAC meeting. The Committee unanimously agreed to adopt the agenda as well as the Committee's draft April 22, 2016 summary/minutes. Prior to adoption of the March 2016 summary, the Committee provided an opportunity for public comment but no comments were offered.

The facilitator reviewed with the Committee the effort and outcomes for the first seven meetings of the Committee. He noted that the June and July would run from 9 a.m. to 3 p.m. to provide time for developing and adopting the Committee's recommendations. Finally the facilitator described a proposed amendment process to the draft report between the Committee's June and July meetings that would offer a final opportunity for members to test support for refinements in the draft recommendations or offer additional draft recommendations consistent with the BOCC's charge to the AHAC. The Committee reviewed and agreed to use the process between the June and July AHAC meetings.

As a regular agenda item, the Committee reviewed updates on matters related to workforce housing that had occurred since the April meeting. They included: Florida Keys Community College added 200 ROGO exempt units on their campus; Marathon Workforce Housing Committee prioritized 15 recommendations at their recent meeting including the use of CRAs; the BOCC approved \$12.5 million from the Monroe County Land Authority for the purchase of Peary Court by the City of Key West, deed restricted in perpetuity; the City of Key West continued review of proposed changes Land development regulations which will undergo public review at the end of June and early July; Mayor Gillis reported that the Islamorada Accessible Housing Committee brought forth recommended parcels to purchase and proposed working with Habitat or others to build affordable units.

Below are the recommendations reviewed, rated and refined at the meeting related to the AHAC Tasks as charged by the BOCC.

TASK # 1 & 2 WORKFORCE AND WORKFORCE HOUSING DEFINITIONS AND NEED

- No changes

TASK # 3 QUALIFYING & MONITORING DEED RESTRICTED AFFORDABLE HOUSING

- Change recommendation 3 delivery date to October 2016 (*11-0 in support*)

OCTOBER 2015 AHAC CONSENSUS RECOMMENDATIONS

3. By October 2016 ~~within six months~~, County staff should develop cost effective mechanisms based on HUD guidelines to enhance the monitoring of affordable housing including consideration of securing the services of the Monroe County Housing Authority, additional County staff or 3rd party monitoring services or some combination thereof. Funding estimates for such a program should be developed and evaluated by staff and the Monroe County Housing Authority and should be considered in deciding how to develop the most cost effective monitoring and qualifying approach.

TASK #4 DEVELOP SOLUTIONS FOR RENTAL WORKFORCE HOUSING

(5 Recommendations)

#4-a -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an affordable housing overlay which can be applied to properties (through a map amendment) to provide additional density bonuses for affordable developments that offer exclusively workforce housing rentals in perpetuity on Tier III designated lands. (5-20-16 "Strong Support"- 4.8 of 5)

Option #4 b. -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional workforce housing density bonus in the Mixed Use Zoning District to provide additional density exclusively for the development of workforce rental housing (~~limited to efficiency and 1B units~~) in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands. (formerly Recommendation 5a, Rated 4.5 May 20, 2016)

#4-h – Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and recommend a ~~cost-effective~~ proactive approach to enhance the enforcement ~~of~~ against illegal vacation rentals; tourist housing and vacation rentals of affordable housing units; including the possibility of additional code compliance staff to focus on short term ~~terms~~ rentals and continued partnership with the Monroe County Tax Collector. ("Strong Support"- 4.9 of 5)

#4-i - Draft Recommendation:

The AHAC recommends the BOCC direct the Land Authority to evaluate and provide recommendations to the BOCC on utilizing Land Authority funds to buy back expiring deed restrictions in order to preserve rental affordable housing. The Land Authority should consider deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of deed restriction years, including a priority for perpetual deed restrictions (~~for example: \$___ for an additional 30 years; \$___ for an additional 50 years; \$___ for an additional 99 years~~) in order to preserve existing affordable housing.

Reference and Add to Task 9b, Recommendation ("Strong Support"- 4.6 of 5, 5-20-16)

#4-g -- Draft Recommendation:

The AHAC recommends the BOCC direct ~~the~~ staff to evaluate and provide recommendations to the BOCC on strategies and best practices for outreach, public awareness, education and engagement to address the NIMBY ("Not in my backyard") sentiment to workforce housing and collaborate with municipalities, the private and non- profit sectors. ("Unanimous Support"- 5.0 of 5, 5-20-16)

Task 4 Option d. Community Foundation of the Florida Keys (CFFK) Loan and Housing Fund. The County in collaboration with municipalities, businesses and the Florida Keys Community Foundation should create a Rental Assistance Loan and Housing fund as part of the FKCF (to help renters with first, last & deposit). *(Create a Recommendations and Move to Task 8, Local Funding Sources, 5-20-2016)*

Task 4 Option e. Create a dynamic/current/accurate Inventory for existing affordable housing. Create and provide renters with access to a dynamic up-to-date inventory for existing affordable housing throughout Monroe County in collaboration with municipalities. *(Incorporate it into Task 3 recommendations, 5-20-2016)*

TASKS # 5 DEVELOP INCENTIVES FOR WORKFORCE HOUSING ON TIER 3 PROPERTIES *(7 Recommendations)*

#5-c -- Draft Recommendation:

The AHAC recommends the BOCC consider issuing requests for proposals (RFP) for the development of workforce housing on county-owned land as a key priority. The AHAC recommends the BOCC direct staff to ~~coordinate~~ collaborate with other public entities which own land in the county and recommend how best to increase and target incentives for leasing back the properties to workforce housing developers. The AHAC also recommends the BOCC direct the Land Authority to prioritize the purchase of additional Tier 3 lands for the development of workforce housing. The BOCC may also consider future RFPs for the development of affordable housing. *(5-20-15 Unanimous Support with changes, 5.0 of 5)*

~~Option # 5-1 -- Draft Recommendation: The Committee agreed 11-0 to delete this recommendation~~

~~The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable and/or workforce housing density standard to provide additional density for the development of affordable and/or workforce housing on Tier 3 properties through the transfer of development rights (TDRs). *(“Acceptable” 4.5 of 5)*~~

#5-k(2) -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the development of a property tax incentive for homeowners that rent a unit as affordable housing on tier 3 property a lawfully established existing market rate unit to a member of the workforce in any Tier within the very low, low and median affordable housing income limits and rental rates *(4-22-16, 4.9 of 5, “Strong Support”; 5-20-16 AHAC Direction to staff to redraft based on discussion)*

#5-k (1) -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the development of a tax incentive for the development of only workforce housing which would stay with the property for 10 years. *(4-22-16, 4.8 of 5, “Strong Support”; 5-20-16 -AHAC Direction to staff to redraft based on discussion)*

#5-i -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to maintain and update the inventory of County owned land that can be used for affordable housing development. *(4-22-16, 4.9 of 5, “Strong Support”, 5-20-16 5.0 of 5, “Unanimous Support”)*

#5 a. -- Draft Recommendation: Move to 4 b. Rental Solutions

~~The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional workforce housing density bonus in the Mixed Use Zoning District to provide additional density exclusively for the development of workforce rental housing (limited to efficiency and 1B units) in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands. (4-22-16 5.0 of 5, "Unanimous Support")~~

#5-b -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to allow property owners of Tier 3 designated lands with an existing market rate dwelling unit to add an accessory workforce housing residential unit which will require the use of an affordable ROGO. Staff should evaluate residential zoning districts, density standards, income levels, maximum size of the accessory workforce housing residential unit and the minimum property size for the development of an accessory residential workforce housing unit. (April 22, 4.4 of 5, "Acceptable", May 20 5.0 of 5 with changes, "Unanimous Support")

#5-m –Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create a special approval process for the Planning Commission to recommend and Board of County Commissioners to approve an extra story for the development of an exclusive workforce housing project, up to maximum of 40 feet. (5-20-16, 4.6 of 5 with changes, "Strong Support")

#5-o –Draft Recommendation:

The AHAC recommends the BOCC direct staff to revise existing Land Development Code Section 130-161.1 to provide another incentive for the preservation of affordable housing and the development of market rate housing on Improved Subdivision (IS), Tier III properties as follows:

~~ROGO exemptions transferred under this program may be transferred on a 1 for 1 basis where the ROGO exemptions are to be transferred to Tier III, single-family residential lots or parcels within the Improved Subdivision (IS) land use district and the same ROGO planning subarea for the development of single family detached dwelling units. However, where transfers are to be made to commercial or recreational working waterfronts (as defined by Florida Statutes), or to multi-family projects in non-IS districts, the transfers shall result in no fewer than two deed restricted affordable or workforce housing units remaining on an eligible sender site(s) for each market rate ROGO exemption transferred. (May 20 5.0 of 5, "Unanimous Support")~~

TASK # 6 DEVELOP STRATEGIES FOR INCREASING DENSITY TO ENCOURAGE WORKFORCE HOUSING DEVELOPMENT, SUCH AS MICRO HOUSING AND DORMITORIES (4 Recommendations)

#6-a -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional workforce housing density bonus in the Mixed Use Zoning District to provide additional density exclusively for the development of workforce housing in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands.

(See recommendation 4b. which addresses workforce rental housing, 5-20-16, 5.0 of 5, "Unanimous Support")

#6-b -- Draft Recommendation: *See Option # 5-b (April 22, 4.4 of 5, "Acceptable", May 20 5.0 of 5 "Unanimous Support")*

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to allow property owners of Tier 3 designated lands with an existing market rate dwelling unit to add an accessory workforce housing residential unit which will require the use of an affordable ROGO. Staff should evaluate residential zoning districts, density standards, income levels, maximum size of the accessory workforce housing residential unit and the minimum property size for the development of an accessory residential workforce housing unit. *(April 22, 4.4 of 5, "Acceptable", May 20 5.0 of 5 with changes "Unanimous Support")*

#6-e -- Draft Recommendation: *(Use Recommendation # 5-l which received on 5-20-16 a rating of 5.0 of 5, "Unanimous Support")*

~~The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable housing density standard to provide additional density for the development of affordable housing on Tier 3 properties through the transfer of TDRs.~~

Task 6 new recommendation- Incentives for building smaller workforce housing units. *(5-20-16) AHAC voted 10-0 to direct staff to draft recommendation for consideration in June based on discussion)*

Task 6 Option d. Fractional ROGOs *(3-18-16, rated 4.2 of 5 in importance)*

(5-20-16 AHAC voted 9-1 to direct staff to draft recommendation for consideration in June based on discussion)

TASK 7

- No changes

TASK 8 LOCAL FUNDING SOURCES

- The Committee directed staff to draft 2 new recommendations based on options reviewed and rated by the AHAC in March.
- **Task 8 Option b. Ad Valorem tax.** Review and recommend whether increasing local ad valorem taxes on commercial properties should be pursued as a workforce housing funding source. *(3-18-16, 3.5 of 5 in importance)*
(5-20-16 AHAC voted 11-0 to direct staff to draft recommendation for consideration in June based on discussion)
- **Task 8 Option g. Community Fund (CFFK)** Review and recommend whether a community fund should be established through a collaboration with the Florida Keys Community Foundation as a workforce housing funding source. *(3-18-16, 4.1 of 5 in importance)*
(5-20-16 AHAC directed staff to draft recommendation for consideration in June based on discussion)

TASK # 9 REVIEW AND RECOMMEND WORKFORCE HOUSING STRATEGIES AS AMENDMENTS TO STATE STATUTES (TASKS A-D) *(3 Recommendations)*

- The Committee did not review Task 9 Recommendations at the 5-20-16 meeting. It will review these at the June 17, 2016 meeting.

TASK # 10 DEVELOP STRATEGIES FOR DEVELOPING INCLUSIONARY HOUSING REQUIREMENTS FOR HOSPITALITY AND COMMERCIAL DEVELOPMENTS TO SUPPORT BUILDING WORKFORCE HOUSING.

- The Committee did not review Task 10 Recommendations at the 5-20-16 meeting. It will review these at the June 17, 2016 meeting.

TASK # 11 OPPORTUNITIES FOR INTERGOVERNMENTAL COOPERATION ON WORKFORCE HOUSING *(1 Recommendation)*

- Staff directed to draft recommendation at 4-22-16 AHAC meeting. To be reviewed at the 6-17-16 AHAC Meeting

An opportunity for public comment was offered mid morning during the Committee's discussion of draft recommendations and in afternoon following the rating of draft recommendations. There were not public comments offered.

Concluding, the facilitator reviewed the process for refining and reach consensus on AHAC recommendations over the next two meetings. Committee members expressed their appreciation for the participation of municipal representatives. The facilitator thanked the members for the hard work in reviewing and rating the recommendations and noted they would be getting some additional homework in the form of revised and refined recommendations based on the discussions and direction at this meeting to prepare for the June meeting. He reminded members the June and July meetings are now scheduled to run between 9 a.m. and 3 p.m. to provide enough time to build consensus on AHAC recommendations to the BOCC. The Committee adjourned at 3:05 p.m.

MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING IX, MAY 20, 2016
MEETING SUMMARY/MINUTES

AHAC Members in attendance: **Jim Cameron, Ed Davidson, Bill Hunter, Kurt Lewin, Ken Naylor, Jim Saunders, Stephanie Scuderi, Ed Swift, Randy Wall, Jodi Weinhofer & Bill Wiatt**

AHAC Liaisons in attendance: **Heather Carruthers, Monroe County Commission Liaison, Thaddeus Cohen, City of Key West Liaison, Debra Gillis, Mayor, Village of Islamorada Liaison,**

AHAC Members unable to attend: Hana Eskra, Warren Leamard Tim Root

AHAC Liaisons unable to attend: George Garrett, City of Marathon Liaison, Cheryl Coff Sylvia Murphy, Monroe County Commission Liaison

Staff: **Mayte Santamaria, Emily Schemper, Carol Schreck, Steve Williams, Kevin Bond, Peter Morris, & Tiffany Stankiewicz,**

Facilitator: **Bob Jones, FCRC Consensus Center, FSU**

I. INTRODUCTION

A. Review of Agenda and April 22, 2016 Meeting Summary/Minutes

Bob Jones, the Committee's facilitator, welcomed Affordable Housing Advisory Committee (AHAC) members as well as the public to the Committee's 8th meeting. He asked members present to introduce themselves and noted that several members had indicated they would be unable to participate in today's meeting but there was a quorum of members to proceed.

The facilitator reviewed with the Committee the proposed meeting objectives and agenda with the Committee's focus on reviewing and rating draft recommendations based on the options rated as most important at the March 2016 AHAC meeting. (*See Appendix #1*). The Committee unanimously agreed to adopt the agenda as well as the Committee's draft March, 2016 summary/minutes with one change. Prior to adoption of the March 2016 summary, the Committee offered an opportunity for public comment but no comments were offered.

B. Review of the Committee Work Plan and Consensus Guidelines

The facilitator reviewed with the Committee the effort and outcomes for the first seven meetings of the Committee. He noted that because the February meeting was devoted to the intergovernmental roundtable, and an additional and final meeting is scheduled for July 22 to complete the final set of workforce housing recommendations to the BOCC. He noted that the meetings from April through July would run from 9 a.m. to 3 p.m. to provide time for developing the Committee's recommendations. Finally the facilitator described a proposed amendment process to the draft report between the Committee's June and July meetings that would offer a

final opportunity for members to test support for refinements in the draft recommendations or offer additional draft recommendations consistent with the BOCC's charge to the AHAC.

Bill Hunter noted an interest in considering recommended changes to the existing code and asked when in the process he could offer ideas or recommendations on that issue. The facilitator responded that over the next 3 meetings there would be opportunities to clarify how existing recommendations might require changes to the code and to offer new recommendations on topics in the context of the charge and tasks. In response to a question from Commissioner Caruthers, Mayte Santamaria noted that Committee recommendations adopted by the BOCC would be incorporated into the County's Land Development Regulations (LDRs) and comprehensive plan.

C. Workforce Housing Updates and Other Matters

As a regular agenda item, the Committee reviewed updates on matters related to workforce housing that had occurred since the April meeting. They included:

- **Florida Keys Community College.** Jodi Weinhofer reported that at a recent meeting it was announced the the Florida Keys Community College added 200 ROGO exempt units on their campus and they will begin construction in 9 months.
- **Marathon Workforce Housing Committee.** Bill Hunter noted that a recent Marathon Workforce Housing Committee they prioritized 15 recommendations including the use of CRAs and the City will convene a workshop to review the recommendations in the coming week.
- **BOCC, Monroe County Land Authority and City of Key West.** Heather Carruthers noted that the BOCC approved \$12.5 million for the purchase of Peary Court, deed restricted in perpetuity under the City guidelines. This was a huge win for the City.
- **City of Key West.** Land development regulations are undergoing public review at the end of June and early July. Looking at some workforce housing issues, shifting definition of affordability, including tax abatement for an affordable housing incentive zone, and other issues.
- **Islamorada Accessible Housing Committee.** Mayor Gillis reported that the Committee brought forth recommended parcels to purchase and proposed working with Habitat or others to build affordable units. Islamorda planning director, Cheryl Cioffari prepared some notes that were read into the record. (See, the AHAC website at: <http://www.monroecounty-fl.gov/Archive.aspx?AMID=48>)

II. REVIEWING THE TASKS AND RATING DRAFT RECOMMENDATIONS

A. INTRODUCTION

At the March 18, 2016 AHAC Meeting, the Committee and the county and municipal liaisons reviewed and rated the importance of potential initiatives, options and strategies to address each task assigned to the committee by the BOCC. Staff had identified over 50 ideas from AHAC discussions in previous meetings and the Workforce Housing Intergovernmental Roundtable in February 2016 and circulated to members and liaisons in advance of the meeting as homework to come prepared to rate and discuss. The participants used an importance scale where 1= not

important and 5=very important and identified the most important among these options and began to discuss how to draft priority recommendations for each of the Tasks.

The ideas and options reviewed in March were listed by Task in order of the average importance. From these options: 21 were judged to be “very important” receiving an average rating from 4.6 to 5.0; 9 options were considered “important” receiving a rating from 4.0-4.5; and 9 options were considered less important receiving a rating from 1.7 to 3.9. For some options the participants generally agreed on importance for other options there was a split in opinion on importance.

B. REVIEWING, RATING AND REFINING DRAFT RECOMMENDATIONS TO ADDRESS AHAC TASKS

In the draft recommendations listed below ~~strike through~~ and underlined language indicates the suggested revisions to the recommendations by members and liaisons prior to the Committee’s rating of its acceptability. All members participated in the discussions but only Committee members participating in the acceptability rating. The numbering/lettering references derive from the original options that rated for importance at the March 18, 2016 AHAC meeting.

TASK # 1 & 2 WORKFORCE AND WORKFORCE HOUSING DEFINITIONS AND NEED

OCTOBER 2015 AHAC CONSENSUS RECOMMENDATIONS

1. The BOCC should review the Committee’s recommended definitions for “Workforce” and “Workforce Housing.” If the BOCC accepts the Committee’s recommendation, it should direct staff to propose any Land Development Code amendments needed to incorporate them.
2. Workforce means individuals or families who are gainfully employed supplying goods and/or services to Monroe County residents or visitors.
3. Workforce Housing means dwelling units for those who derive at least 70% of their income as members of the Workforce in Monroe County and who meet the affordable housing income categories of the Monroe County Code.
4. Based on the current, available data, the Committee believes there is an unmet Workforce Housing need throughout Monroe County, specifically near employment centers. It recommends the BOCC recognize that Monroe County continues to experience a critical Workforce Housing need. The need and demand for Workforce Housing appears most critical for those households at the median, low and very low-income levels and is most severe in the middle and lower Keys.

TASK # 3 QUALIFYING & MONITORING DEED RESTRICTED AFFORDABLE HOUSING

OCTOBER 2015 AHAC CONSENSUS RECOMMENDATIONS

The Committee recommends the BOCC take action to strengthen the County’s ability to qualify and monitor deed restricted affordable housing in unincorporated Monroe County.

1. The BOCC should direct staff to continue to build its database of deed-restricted units.

2. The Committee strongly recommends staff coordinate and share information with the municipalities to create a countywide database and strategy.
3. By October 2016, ~~Within 6 months~~ County staff should develop cost effective mechanisms based on HUD guidelines to enhance the monitoring of affordable housing including consideration of securing the services of the Monroe County Housing Authority, additional County staff or 3rd party monitoring services or some combination thereof. Funding estimates for such a program should be developed and evaluated by staff and the Monroe County Housing Authority and should be considered in deciding how to develop the most cost effective monitoring and qualifying approach.

Member discussion:

- The Committee reviewed with staff the progress to date and agreed (11-0) to adjust the date to October 2016.
4. The Committee strongly recommends staff coordinate and share information with the municipalities in developing these options, with a goal of developing a countywide monitoring mechanism program.
 5. The Committee strongly recommends that the County identify and fund an enhanced enforcement program as an essential element for maintaining affordable workforce housing in the County. This program should address compliance and enforcement of deed restricted property to maintain our available housing stock.
 - o Authorize Code Compliance and/or the Monroe County Tax Collector's Office to more aggressively pursue illegal rentals.
 - o Require that owner-occupied units be homesteaded.

TASK #4 DEVELOP SOLUTIONS FOR RENTAL WORKFORCE HOUSING

Below are recommendations that were based on options identified in March and reviewed, rated and refined at the April 22, 2016 and May 20 AHAC meetings. Note that the recommendation lettering comes from the options identified at the March 2016 AHAC meeting for each task in the Committee's charge from the BOCC.

#4-a -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an affordable housing overlay which can be applied to properties (through a map amendment) to provide additional density bonuses for affordable developments that offer exclusively workforce housing rentals in perpetuity on Tier III designated lands. ("Strong Support"- 4.6 of 5)

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>April 22 Rating</i>	0	1	1	0	11	4.8
<i>May 20 Rating</i>	0	0	1	0	10	4.8

Member discussion and clarification prior to rating:

- Would this overlay require developer to pay a fee, and if so, are we considering waiving the fee.
A: currently fees are waived for an affordable housing project application.
- Would this overlay proposal go to the Planning Commission for hearings? A: Yes.
- What kind of density and how many developments might be helped by this overlay?
- This may eliminate tax credit projects.
- Should this say “density and other related zoning modifications”?
- Increase in density includes multiple costs to existing taxpayers through increase public service.
- This is about shifting not increasing residential units due to ROGO limits and carrying capacity.
- Should there be two overlays: one for workforce housing and one for affordable housing?

Member comments following rating

- “3”- Minor reservation due to potential impact on federal tax credit housing.

Option #4 b. -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional workforce housing density bonus in the Mixed Use Zoning District to provide additional density exclusively for the development of workforce rental housing (~~limited to efficiency and 1B units~~) in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands. (*formerly Recommendation 5a, Rated 4.5*)

Acceptability Ratings	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg</i>
	1	2	3	4	5	
<i>April 22 Rating</i>	0	0	0	0	11	5.0
<i>May 20 Initial Rating</i>	0	1	2	3	5	4.0
<i>May 20 2nd Rating as Revised</i>	0	0	1	3	7	4.5

#4-h – Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and recommend a ~~cost~~ effective proactive approach to enhance the enforcement ~~of~~ against illegal vacation rentals; tourist housing and vacation rentals of affordable housing units; including the possibility of additional code compliance staff to focus on short term ~~terms~~ rentals and continued partnership with the Monroe County Tax Collector. (*“Acceptable”- 4.4 of 5*)

Acceptability Ratings	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg</i>
	1	2	3	4	5	
<i>April 22 Rating</i>	1	0	0	4	9	4.4
<i>May 20 1st Rating</i>	0	1	0	1	9	4.6
<i>2nd Rating-As Revised</i>	0	0	0	1	10	4.9

Member discussion and clarification prior to rating:

- Don’t think it’s workable. I rated it as acceptable but don’t support it because it won’t work.
- Where do enforcement fines go? A: *They go back to fund compliance.*

- This is a huge issue for workforce housing with the explosion of services like AirBnB. Hotels are concerned about that not about loss of revenue since occupancy is still very high.
- We need to be careful regarding levying new fines in terms of the Governor's policy.

Member comments following 1st acceptability rating

- Suggest deleting "cost effective" and inserting "proactive."
- Should be enforcement "against" not "of"

Member comments following 2nd acceptability rating

- None.

#4-i -- Draft Recommendation:

The AHAC recommends the BOCC direct the Land Authority to evaluate and provide recommendations to the BOCC on utilizing Land Authority funds to buy back expiring deed restrictions in order to preserve rental affordable housing. The Land Authority should consider deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of deed restriction years, including a priority for perpetual deed restrictions ~~(for example: \$___ for an additional 30 years; \$___ for an additional 50 years; \$___ for an additional 99 years)~~ in order to preserve existing affordable housing.

Reference and Add to Task 9b, Recommendation ("Strong Support"- 4.7 of 5, 4-22-16)

Acceptability Ratings	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>April 22 Rating</i>	0	0	1	3	12	4.7
<i>May 20 Rating</i>	0	0	1	2	8	4.6
<i>2nd Rating as Revised</i>	0	0	0	0	11	5.0

Member discussion and clarification prior to rating:

- This recommendation has already been implemented at some levels. Build on what's already been done? A: Yes
- Don't think this will be workable or cost acceptable.
- What the City of Key West and the Land Authority just was monumental in preserving 24 acres in center of the city. Perhaps look at language used in terms of "in perpetuity."
- This is a simple business calculation on a project-by-project basis. Basically offering cash up front you discount to present value.
- Caution thinking this can work all over the county because of conservation needs and to and takings issue.
- land authority has its own code. They go to board with priority action list where this issue can be raised.
- Would this recommendation take from funds that might more effectively be used in new projects?
- Going forward, we should use 100% of Land Authority funds to preserve or promote affordable housing.

Member comments following 1st acceptability rating

- Want to see language in favor of in perpetuity. "a priority for perpetual deed restrictions"
- For major development and individual? May be problem. Tying hands for individual?

Member comments following 2nd acceptability rating

- We're asking the Land Authority to evaluate and provide recommendations to BOCC. We're putting another potential tool in the tool box.

#4-g -- Draft Recommendation:

The AHAC recommends the BOCC direct the staff to evaluate and provide recommendations to the BOCC on strategies and best practices for outreach, public awareness, education and engagement to address the NIMBY ("Not in my backyard") sentiment to workforce housing and collaborate with municipalities, the private and non-profit sectors.

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>May 20 Rating</i>	0	0	0	0	11	5.0

Member discussion and clarification prior to rating:

- What staff? I don't think it's planning staff's bailiwick
- County has a Public Information Officer.
- Important to address misconception about affordable vs. workforce housing.
- Do you want to change to affordable/workforce housing?
- No, focus should be on just workforce housing
- This calls for collaboration with other sectors. This is not any one sectors job to get this done correctly.

The Committee reviewed the other Task 4 options and agreed to direct staff to draft recommendations for the following two options:

Task 4 Option d. *(Move to Task 8)* Community Foundation of the Florida Keys (CFFK) Loan and Housing Fund. The County in collaboration with municipalities, businesses and the Florida Keys Community Foundation should create a Rental Assistance Loan and Housing fund as part of the FKCF (to help renters with first, last & deposit). *(4.1 of 5)*

Member discussion and direction to Staff:

- The CFFK has had incredible success with donors. This recommendation falls into a good tool in toolbox. Doesn't require a lot of staff time. If there are donors, it may take a little BOCC effort and adds another local funding tool in the toolbox.
- Let's bring it back under an additional option for a Local Workforce Housing Funding source (Task 8)

Task 4 Option e. Create a dynamic/current/accurate Inventory for existing affordable housing. Create and provide renters with access to a dynamic up-to-date inventory for existing affordable housing throughout Monroe County in collaboration with municipalities. *(4.1 of 5)*

Member discussion and direction to Staff:

- 4.e should incorporated in task 3 in terms of a better monitoring effort. While doing that they will be creating list and make available to homeowner.

- This is not bad idea but not sure where and who makes this happen. Is it a combination of municipalities, and housing authority and the realtors MLS?
- Ask staff to add this into the recommendation for Task 3.

Other Task 4 Options

- **Task 4 Option f.** Purchase properties with existing dwelling units or ROGO exemptions and deed restrict the market rate unit as affordable housing (4.0 of 5)
- **Task 4 Option g.** Outreach & Public Awareness to abate NIMBY sentiment to workforce rental housing. Recommend strategies and best practices for outreach, public awareness, education and engagement to address “Not in my backyard” (NIMBY) sentiment to workforce rental housing. (3.75 of 5) (4-20-16- Staff directed to develop draft recommendation.)
- **Task 4 Option b.** Create Rental Assistance fund (first, last & deposit) (3.1 of 5)
- **Task 4 Option i.** Increased public transportation. Develop strategies for increased public transportation to connect workforce housing with employment centers. (2.8 of 5)

TASK # 5 DEVELOP INCENTIVES FOR WORKFORCE HOUSING ON TIER 3 PROPERTIES

Below are recommendations that were based on options identified in March and reviewed, rated and refined at the April 22, 2016 and May 20 AHAC meetings. Note that the recommendation lettering comes from the options identified at the March 2016 AHAC meeting for each task in the Committee’s charge from the BOCC.

#5-c -- Draft Recommendation:

The AHAC recommends the BOCC consider issuing requests for proposals (RFP) for the development of workforce housing on county-owned land as a key priority. The AHAC recommends the BOCC direct staff to ~~coordinate~~ collaborate with other public entities which own land in the county and recommend how best to increase and target incentives for leasing back the properties to workforce housing developers. The AHAC also recommends the BOCC direct the Land Authority to prioritize the purchase of additional Tier 3 lands for the development of workforce housing. The BOCC may also consider future RFPs for the development of affordable housing. (5-20-15 Unanimous Support with changes, 4-22-16 “Unanimous Support”- 5.0 of 5)

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>April 22 Rating</i>	0	0	0	0	14	5.0
<i>May 20 1st Rating</i>	10	0	0	0	1	1.4
<i>May 20 2nd Rating</i>	1	0	0	0	10	4.6
<i>May 20 final rating</i>	0	0	0	0	11	5.0

Member discussion and clarification prior to rating:

- Coordination may not be enough here, need to collaborate to get a deal done. A: Yes, that is the intent. Financial, land, etc.
- Affordable housing or Workforce housing, or combined?
- Use workforce and note the BOCC can develop other RFPs for affordable housing.

- Intent is for collaborative partnering efforts among public entities will be helpful to create workforce housing not housing for retirees.
- This may impact tax credit projects in the upper Keys and Marathon. If you are using tax credits you cannot restrict to workforce.
- How you write up the RFP can signal what you want to happen. Need to preserve opportunities for leveraging funding.
- Adding the last sentence will serve not to preclude affordable housing and tax credit developments. We are just adding workforce housing to the mix.
- Market only locally to encourage workforce vs. retirees.
- In this area we are talking about both rental and homeowners.

Option # 5-1-- Draft Recommendation:

~~The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable and/or workforce housing density standard to provide additional density for the development of affordable and/or workforce housing on Tier 3 properties through the transfer of development rights (TDRs). ("Acceptable" 4.5 of 5)~~

The Committee agreed 11-0 to delete this recommendation

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>April 22 Rating</i>	0	1	2	0	10	4.5
<i>May 20 1st Rating</i>	1	4	3	1	1	2.5
<i>May 20 2nd Rating</i>	3	4	3	1	0	2.2
<i>May 20 Rating to Delete</i>	0	0	0	0	11	5.0

Member discussion and clarification:

After substantial discussion regarding TDRs, the accumulation of bonuses and the impacts on resulting density, the lack of incentives to use this voluntary affordable/workforce housing density bonus standard, targeting density for workforce housing, the Committee decided to delete this recommendation.

#5-k(2) -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the development of a property tax incentive for homeowners that rent a unit as affordable housing on tier 3 property a lawfully established existing market rate unit to a member of the workforce in any Tier within the very low, low and median affordable housing income limits and rental rates (4.9 of 5, "Strong Support")

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Less Important</i>	<i>Somewhat Important</i>	<i>Important</i>	<i>Very Important</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>April 22 Rating</i>	0	0	0	1	11	4.9

May 20 Rating- none						
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Member discussion and clarification:

- Why limit to tier III?
- Add “existing” or “properly licensed”?
- Reference “market rate” i.e. not deed restricted?
- Might help to add “low and very low” to receive the tax break.
- Homeowner vs. property owner> What would you do with monitoring who actually live there?
- Look at the tax credit income method language for deed restriction affordable housing units.
- Intent here is to provide a tax incentive to rent year round to members of workforce vs. monthly as a vacation rental.
- This is an incentive to put more units in the pool for workforce rentals. If you are renting at a lower rate and agree to deed restrict in perpetuity, you would be taxed less because of the deed restriction.
- Target single family home owners not property owner with 300 units.
- Consider a sliding scale or different levels of discount.
- Address the compliance mechanism for ensuring the renter is a member of the workforce.
- Staff will draft some proposed recommendations based on the discussion.

#5-k (1) -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the development of a tax incentive for the development of only workforce housing which would stay with the property for 10 years.

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>April 22 Rating</i>	0	0	1	0	10	4.8
<i>May 20 Rating-none</i>						

Member discussion and clarification:

- Should there be a minimum number of AFH units?
- Should the recommendation include income categories?
- Should this apply to workforce housing or affordable housing projects?
In Key West we identify an affordable housing incentive zone with a tax abatement on the entire project for a period of time
- Could this work in the county for strictly residential affordable housing and workforce housing with no
- This and the previous recommendation are trying to create tax incentives to voluntarily provide more workforce housing.
- Consider providing tax abatement on residential housing separating it from commercial.
- **Staff will rework these two recommendations based on the discussion for review in June.**

#5-i -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to maintain and update the inventory of County owned land that can be used for affordable housing development. (4.9 of 5, "Strong Support")

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Less Important</i>	<i>Somewhat Important</i>	<i>Important</i>	<i>Very Important</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>April 22 Rating</i>	0	0	0	1	11	4.9
<i>May 20 Rating</i>	0	0	0	0	11	5.0

Member discussion and clarification:

- None

#5 a. -- Draft Recommendation:

Move to 4 b. Rental Solutions

~~The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional workforce housing density bonus in the Mixed Use Zoning District to provide additional density exclusively for the development of workforce rental housing (limited to efficiency and 1B units) in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands. (4-22-16 5.0 of 5, "Unanimous Support")~~

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>April 22 Rating</i>	0	0	0	0	11	5.0
<i>May 20, Initial Rating</i>	0	1	2	3	5	4.0
<i>May 20 Final Rating</i>	0	0	1	3	7	4.6

Member discussion and clarification:

- None

#5-b -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to allow property owners of Tier 3 designated lands with an existing market rate dwelling unit to add an accessory workforce housing residential unit which will require the use of an affordable ROGO. Staff should evaluate residential zoning districts, density standards, income levels, maximum size of the accessory workforce housing residential unit and the minimum property size for the development of an accessory residential workforce housing unit.

(April 22, 4.4 of 5, "Acceptable", May 20 5.0 of 5 "Unanimous Support")

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	

<i>April 22 Rating</i>	0	1	1	1	8	4.4
<i>May 20 Rating as revised</i>	0	0	0	0	11	5.0

Member discussion and clarification:

- For existing units why only tier 3? *A: Can only be tier 3*
- This should be directed towards workforce and not affordable
- To get his through will have to put square ft number on accessory unit.
- Does low vs. very low get captured by “income levels”? *A: Yes*

#5-m –Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create a special approval process for the Planning Commission to recommend and Board of County Commissioners to approve an extra story for the development of an exclusive workforce housing project, up to maximum of 40 feet.

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>May 20 Rating</i>	0	1	0	1	9	4.6

Member discussion and clarification before rating:

- Workforce or affordable? Focus on workforce.
- Need some kind of number to be clear with the public
- In April 40 came into discussion as what it would take to get the extra story? Is there a different way you want to reference?
- Current County discussion in dealing with changing FEMA flood maps.
- What about referencing the “flood plain”. *A: This would require many changes in the comprehensive plan.*
- It should be whatever height has to be in code to go three stories instead of 2 to maximize workforce housing on existing property
- It’s affordable housing we need extra to maximize existing property.
- Should say “no higher than 40 feet above grade” only if you can do three stories.

#5-o –Draft Recommendation:

The AHAC recommends the BOCC direct staff to revise existing Land Development Code Section 130-161.1 to provide another incentive for the preservation of affordable housing and the development of market rate housing on Improved Subdivision (IS), Tier III properties as follows:

ROGO exemptions transferred under this program may be transferred on a 1 for 1 basis where the ROGO exemptions are to be transferred to Tier III, single-family residential lots or parcels within the Improved Subdivision (IS) land use district and the same ROGO planning subarea for the development of single family detached dwelling units. However, where transfers are to be made to commercial or recreational working waterfronts (as defined by Florida Statutes), or to multi-family

~~projects in non-IS districts, the transfers shall result in no fewer than two deed-restricted affordable or workforce housing units remaining on an eligible sender site(s) for each market rate ROGO exemption transferred.~~

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>	<i>Avg.</i>
	1	2	3	4	5	
<i>May 20 Rating</i>	0	0	0	0	11	5.0

Member discussion and clarification before rating:

- This was based on Bill Hunter's presentation at the April 22 meeting.

Task 5 Options Reviewed with an Average Rating of Less than 4.5 of 5 in "Importance."

Task 5 Option b. County to target Tier 3 lots for purchase & development of affordable housing. RFP for grouped lots for development (4.0 of 5)

Task 5. Option d. Target foreclosure properties - vacant properties (Tier III) for purchase & development of affordable housing or developed sites (any Tier) with a ROGO to deed restrict as AFH (3.3 of 5)

Task 5. Option g. Outreach & Public Awareness to abate NIMBY sentiment for Tier 3 workforce housing (3.0 of 5)

TASK # 6 DEVELOP STRATEGIES FOR INCREASING DENSITY TO ENCOURAGE WORKFORCE HOUSING DEVELOPMENT, SUCH AS MICRO HOUSING AND DORMITORIES

Below are recommendations that were based on options identified and rated for importance in March and reviewed, at the May 20 AHAC meeting. Note that the recommendation lettering comes from the options identified at the March 2016 AHAC meeting for each task in the Committee's charge from the BOCC.

#6-a -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional workforce housing density bonus in the Mixed Use Zoning District to provide additional density exclusively for the development of workforce housing in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands.

(See recommendation 4b. which addresses workforce rental housing, 5.0 of 5, "Strong Support")

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>
	1	2	3	4	5
<i>May 20 Rating- no rating</i>					

Member discussion and clarification:

- None

#6-b -- Draft Recommendation:

See Option # 5-b (April 22, 4.4 of 5, "Acceptable", May 20 5.0 of 5 "Unanimous Support")

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to allow property owners of Tier 3 designated lands with an existing market rate dwelling unit to add an accessory workforce housing residential unit which will require the use of an affordable ROGO. Staff should evaluate residential zoning districts, density standards, income levels, maximum size of the accessory workforce housing residential unit and the minimum property size for the development of an accessory residential workforce housing unit. (April 22, 4.4 of 5, "Acceptable", May 20 5.0 of 5 "Unanimous Support")

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>
	1	2	3	4	5
May 20 Rating- no rating					

Member discussion and clarification:

- None

#6-e -- Draft Recommendation:

(refer to Option # 5-l which received a 5.0 of 5, "Acceptable")

~~The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable housing density standard to provide additional density for the development of affordable housing on Tier 3 properties through the transfer of TDRs.~~

<i>Acceptability Ratings</i>	<i>Unacceptable</i>	<i>Serious Reservations</i>	<i>Minor Reservations</i>	<i>Acceptable</i>	<i>Strong Support</i>
	1	2	3	4	5
May 20 Initial Rating					

Member discussion and clarification:

- None

Task 6 Options Reviewed with an Average Rating of Less than 4.5 of 5 in "Importance."

Task 6 new option- Incentives for building smaller workforce housing units.

Member discussion and clarification:

- I can make more money if I make a bigger unit. What are the incentives for building small units? We don't provide enough incentives to build 1 bedroom.

- 2 projects in Islamorada built with outside money. Incentive to build 3 bedrooms. If you really want to incentive smaller units than must be done local. Federal tax dollars incentivize bigger units.
- This committee might want to consider incentives for building smaller units because there is no starter place. *A: Staff will draft a recommendation for consideration in June.*

Task 6 Option d. Fractional ROGOs (4.2 of 5)

Member discussion and clarification:

- Fractional units need to be commensurate with the unit. We have to break down those units into 600 square feet which is 1/3 ROGO. Needs to be discussed.
- Our need is not only for young single. We can't get middle management with kids let alone people who met and have kids.
- The problem with fractional ROGOs is how many can you fit in car when hurricane hits.
- Density and fractional ROGOs are interrelated in the public's view. The extra density is going to be a hard sell.
- Minimize impact 1 bedroom. Way easier sell extra density on property when you limit to 1 bedroom. Less cars and people per ROGO.
- Density bonuses where it makes sense may alleviate vs. exacerbate the problem of illegal vacation rentals and there will be better enforcement.
- Would like to add fractional ROGOs based X square feet (based on size) equate to number of bedrooms. Why do we treat a 2 bedroom the same as a 10 bedroom under ROGO?
- DEO will likely reject the concept.
- We're trying to put a mathematical formula on human behavior. Not sure the nexus is as clean as we think it is.
- Fractional ROGOs could make sense if there is good transit available.

The Committee voted 9-1 to ask staff to develop a fractional ROGO recommendation that can be discussed and voted on at the June 17, 2016 AHAC Meeting.

Task 6 Option f. Consider amending height limit for affordable housing (4.4 of 5) *(See Recommendation 5m)*

TASK # 7 DEVELOP STRATEGIES TO INCREASE THE MONROE COUNTY HOUSING AUTHORITY'S ROLE IN WORKFORCE HOUSING, SPECIFICALLY AS A MANAGEMENT ENTITY FOR RENTAL WORKFORCE HOUSING

- *See Task 3 AHAC October 2015 recommendations that address the Monroe County Housing Authority's role in workforce housing.*

TASK # 8 EXPLORE AND PROPOSE LOCAL FUNDING SOURCES TO HELP EXPAND WORKFORCE HOUSING IN MONROE COUNTY

The Committee did not review the Task 8 Recommendations at the May 20 meeting *(See appendix 7 for the current version of the draft recommendations)* with the exception of a discussion of whether to draft a

recommendation for consideration in June addressing an additional ad valorem tax for commercial properties to be directed to workforce housing.

Task 8 Option b. Ad Valorem tax. Review and recommend whether increasing local ad valorem taxes should be pursued as a workforce housing funding source. (3.5 of 5)

- Ed Swift asked that a recommendation be review and voted on regarding increasing local ad valorem taxes. Consider whether we can we put additional 5% ad valorem on all existing 5% in ad valorem on all commercial properties to provide workforce housing funding in the trust fund. Commercial uses 90% of workforce. The need for workforce housing is being driven by commercial properties. All should pay the additional tax not just new ones.
- The Islamorada discussion has focused on how to include old commercial and that would help with that discussion. A redeveloper don't pay inclusionary except for extra square feet added. This does not overly burden commercial.
- This is a bad idea. Commercial is taxed enough and it is tough to operate in this county. All it's going to do is increase their cost, reduce profit and reduce salaries. See it as negative.
- Not supportive of this because residents wouldn't sit for this. Commercial didn't cause problem. Everything has driven the problem. However it's an interesting concept worth further consideration.
- Main concern will be push back from mom and pops. May not even have employees and we would tax them when they have no employees. Couldn't blame them for fighting. Interesting idea other than that concern.
- Important to not forget that government has no obligation to perpetuate mistakes of the past.
- Our job is to consider every option. Consider all revenue streams. Simple way of spreading burden on commercial businesses. There has to be a way based on revenue or number of employees.

The Committee voted 11-0 to ask staff to develop a recommendation for an ad valorem tax on commercial property based on the discussion that can be discussed and voted on in June.

- **Task 8 Option g. Community Fund (CFFK)** Review and recommend whether a community fund should be established through a collaboration with the Florida Keys Community Foundation as a workforce housing funding source. (4.1 of 5) **Staff will draft a recommendation for the Committee's consideration in June**

TASK # 9 REVIEW AND RECOMMEND WORKFORCE HOUSING STRATEGIES AS AMENDMENTS TO STATE STATUTES (TASKS A-D)

The Committee did not review the Task 9 Recommendations at the May 20 meeting (*See appendix 7 for the current version of these draft recommendations*). These will be reviewed at the June 17 meeting.

TASK # 10 DEVELOP STRATEGIES FOR DEVELOPING INCLUSIONARY HOUSING REQUIREMENTS FOR HOSPITALITY AND COMMERCIAL DEVELOPMENTS TO SUPPORT BUILDING WORKFORCE HOUSING.

The Committee did not review the Task 10 Recommendation at the May 20 meeting (*See appendix 7 for the current version of the draft recommendations*). This will be reviewed at the June 17 meeting.

TASK # 11 OPPORTUNITIES FOR INTERGOVERNMENTAL COOPERATION ON WORKFORCE HOUSING

The Committee did not review the Task 11 Draft Recommendation at the May 20 meeting (*See appendix 7 for the current version of the draft recommendations*). This will be reviewed at the June 17 meeting.

III. PUBLIC COMMENT

An opportunity for public comment was offered mid morning during the Committee's discussion of draft recommendations and in afternoon following the rating of the draft recommendations. There were no public comments offered.

IV. NEXT STEPS AND ASSIGNMENTS

Concluding, the facilitator reviewed the effort to refine and reach consensus on AHAC recommendations over the next two meetings. Committee members expressed their appreciation for the participation of municipal representatives. Several committee members expressed support for the use of homework and suggested it proved helpful in moving through a complex agenda.

The facilitator thanked the members for their hard work in reviewing, rating and seeking ways to improve the strengthen the recommendations and their acceptability. He noted they would be getting some additional homework in the form of revised and refined recommendations based on the AHAC discussions and direction at this meeting in preparation for the June 17, 2016 AHAC meeting. He reminded members the June and July meetings are now scheduled to run between 9 a.m. and 3 p.m. to provide enough time to build consensus on AHAC recommendations to the BOCC. The Committee completed a meeting evaluation form (*See Appendix # 3 for an evaluation summary*) and adjourned at 3:05 p.m.

Appendix #1 Meeting Agenda

MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING VII—FRIDAY, MAY 20, 2016—9:00 A.M.-3:00 P.M. MARATHON GOVERNMENT CENTER
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COMMITTEE MEETING OBJECTIVES

- ✓ To review and Approve Regular Procedural Topics (Agenda, AHAC April 22 Summary/Minutes, Consensus Guidelines)
- ✓ To review the Committee's Draft Work Plan and the process for the AHAC Meetings in June and July
- ✓ To discuss updates on actions and activities since the April 22, 2016 AHAC meeting.
- ✓ To build on the March and April AHAC review and refinement of draft recommendations, identify any additional recommendations and seek to further refine and gain greater support for draft recommendations responding to the AHAC tasks
- ✓ To Identify Next Steps and Assignments
- ✓ To Hear and Consider Public Comment

MEETING AGENDA—FRIDAY, MAY 20, 2016

All Agenda Times—including Public Comment & Adjournment—Are Approximate and Subject to Change

9:00 AM	Welcome, Roll Call, Introductions, Review and Approval of Agenda
9:10	Review, Public Comments and Approval of AHAC April 22, 2016 Draft Summary/Minutes
9:15	Overview of the Consensus Building Guidelines and Process for June and July. Review of the AHAC Charge and Committee Work Plan
9:30	Update on Actions, Activities since the April 22, 2016 AHAC Meeting
9:45	Overview of AHAC Tasks 1-11
9:50	Update on Municipality Affordable Housing Strategies
10:20	TASK 4: Develop Solutions for Rental Housing (3 Recommendations) <ul style="list-style-type: none"> Review and rate and refine, as needed, draft recommendations for acceptability Clarify if there are any additional recommendations or information needed
10:50	<i>Break</i>
11:00	<i>Public Comment</i>
11:15	TASK 5: Develop incentives of workforce housing on Tier 3 properties (9 Recommendations) <ul style="list-style-type: none"> Review and rate the acceptability and refine, as needed, draft recommendations Clarify if there are any additional recommendations or information needed
12:00	TASK 6: Develop strategies for increasing density to encourage workforce housing development, such as micro housing and dormitories (3 Recommendations) <ul style="list-style-type: none"> Review and rate the acceptability and refine, as needed, draft recommendations Clarify if there are any additional recommendations or information needed
12:30	<i>Lunch</i>
1:00	TASK 8: Explore and propose expanding local funding sources <ul style="list-style-type: none"> Review and rate the acceptability and refine, as needed, draft recommendations Clarify if there are any additional recommendations or information needed
2:00	TASK 9: Review potential amendments to state statutes (3 "very important options") <ul style="list-style-type: none"> Review and rate and refine, as needed, draft recommendations for acceptability Clarify if there are any additional recommendations or information needed
2:30	Other Recommendations <ul style="list-style-type: none"> Review of Task 10, Inclusionary Housing Review of Task 11, Intergovernmental Cooperation Recommendation Others?
2:45	Public Comment
2:55	Next Steps and Assignments
3:00 PM	ADJOURN

Appendix #2- AHAC Committee and Staff

AFFORDABLE HOUSING ADVISORY COMMITTEE MEMBERSHIP	
MEMBER, ORGANIZATION	REPRESENTATION –Based on Statutory/Regulation Categories & Districts
Jim Cameron	Advocate for low income affordable housing, Dist. 2
Capt. Ed Davidson, Monroe County School Board	Citizen recommended by the Monroe County School Board
Hana Eskra, Florida Market President, Gorman & Co. Inc.	Real estate professional in connection with affordable housing, Dist. 4
Bill Hunter	Citizen with no financial interest in the development of affordable
Warren Leamard. Owner, Chef, Destination Catering & Events	Not for profit provider of affordable housing, Dist. 3
Kurt Lewin	
Ken Naylor, Atlantic Pacific Communities	For profit provider of affordable housing, Dist. 3
Tim Root, Mingo Co Construction	Residential affordable housing building industry, Dist. 1
Jim Saunders, Bayview Land Development & Permitting	Citizen, representing employers in Monroe County, Dist. 5
Stephanie Scuderi, Senior VP, Centennial Bank.	Citizen, representing essential services personnel related to AH, Dist. 5
Ed Swift III, President, Historic Tours of America	Citizen, residing in Monroe County, Dist. 4
Randy Wall, Blue Fin Inc.	Labor, home building related to affordable housing, District 2
Jodi Weinhofer, President, Lodging Association of the Florida Keys	Citizen recommended by the Monroe County lodging industry
William Wiatt, Sunset Villas	Member, Local Planning agency, Dist. 4
BOCC LIAISON- EX OFFICIO MEMBERS	
Heather Carruthers	Mayor Pro Tem, Monroe County BOCC
Sylvia Murphy	Commissioner, Monroe County BOCC
MUNICIPALITIES LIAISONS- EX OFFICIO MEMBERS	
Thaddeus Cohen	Planning Director, City of Key West
George Garrett	Planning Director/Deputy City Manager, City of Marathon
Deb Gillis	Mayor, Village of Islamorada
MONROE COUNTY STAFF	
Peter Morris / Steve Williams	County Attorney's Office
Mayte Santamaria	Senior Director of Planning and Environmental Resources, Santamaria-Mayte@MonroeCounty-FL.Gov (305) 289-2500
Emily Schemper	Comprehensive Plan Manager (305)289-2500 Schemper-Emily@MonroeCounty-FL.Gov
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AHAC FACILITATOR	
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Appendix #3- Meeting Evaluation Summary

MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

MEETING EVALUATION SUMMARY

MEETING IX—FRIDAY, MAY 20, 2016—9:00 A.M.-3:00 P.M.
MARATHON GOVERNMENT CENTER

Members provided a rank for each statement using a 0 to 10 scale, where 0 meant totally disagree and 10 meant totally agree. 10 evaluation forms were completed.

1. Please assess the overall meeting.

- 9.3 ___ The agenda packet was very useful.
9.4 ___ The objectives for the meeting were stated at the outset.
8.0 ___ Overall, the objectives of the meeting were fully achieved.

2. Do you agree that each of the following session objectives was achieved?

- 9.1 ___ To review and Approve Regular Procedural Topics (Agenda, AHAC April 22
Summary/Minutes)
9.3 ___ To review and approve the Committee's Draft Work Plan and the process for the AHAC
Meetings in June and July
9.1 ___ To discuss updates on activities since the April 22, 2016 AHAC meeting, including updates
from the municipal planning directors
8.8 ___ To build on the March and April AHAC draft recommendations and refine and identify
any additional recommendations and seek to further refine and gain greater support for
draft recommendations responding to the AHAC tasks
8.6 ___ To Identify Next Steps and Assignments
NA ___ To Hear and Consider Public Comment

3. Please tell us how well the facilitator helped members engage in the meeting.

- 9.2 ___ The facilitator made sure the concerns of members were heard.
9.8 ___ The facilitator helped to arrange our time well.

4. Please indicate your level of satisfaction with the organizational meeting?

- 8.4 ___ Overall, I am very satisfied with the meeting.
8.2 ___ I am satisfied with the outcomes of the meeting.
8.8 ___ I know what the next steps following this meeting will be.

5. What did you like best about the meeting?

- Making progress towards suggestions
- Different perspectives from all Committee members and the County and Municipal liaisons.
- Exchanges of ideas

- The facilitator.
- Ed Swift admitting he made stuff up (:

6. How could the meeting have been improved?

- If we could each be more brief
- Less repetitive comments
- Need to curtail excess conversation and conserve time
- Difficult because some members get on the soapbox
- Too much opinion. Yes/no questions answered in no less than 1000 words!
- Open bar after lunch.

Appendix #4 – AHAC Charge

THE AFFORDABLE HOUSING ADVISORY COMMITTEE CHARGE

AHAC Tasks Assigned by the Monroe County Board of County Commissioners (BOCC)

The Monroe County Affordable Housing Committee (Committee) will seek consensus on guidance and recommendations to the Monroe County Board of County Commissioners (BOCC) addressing the issues set forth in the Committee's charge.

By October 2015:

- 1 Propose a definition for "Workforce" and the need within and where (geographically in unincorporated Monroe County) for providing housing for various income levels (very low, low, median and moderate).
- 2 Evaluate and define the workforce housing need in unincorporated Monroe County.
- 3 Evaluate and propose additional mechanism to qualify and monitor the occupants of deed restricted affordable housing to ensure the units are preserved and maintained as affordable.

Within 1 year from the effective date of this resolution:

4. Develop solutions for rental housing.
5. Develop incentives for development of workforce housing on Tier III properties.
6. Develop strategies for increasing density to encourage workforce housing development, such as micro housing and dormitories.
7. Develop strategies to increase the Monroe County Housing Authority's role in workforce housing, specifically as a management entity for rental workforce housing;
8. Explore and propose expanding local funding sources (local government, private/public partnerships, community/charitable organizations) to help expand workforce housing in Monroe County.
9. Review and consider recommendations to the BOCC for amendments to statutes to address:
 - a Sadowski Trust Fund donor inequity,
 - b Allow Land Authority funds to be used for extending deed restrictions or buying back expired deed restrictions to preserve affordable housing,
 - c Amend Low Income Housing Tax Credit (LIHTC) program to require on-site management longer than 15 years,
 - d Amend or increase 1 cent Tourist Impact Tax to provide dedicated funding for the provision of workforce housing specifically for the hospitality industry; and
10. Develop strategies to assist in developing inclusionary housing requirements for hospitality and commercial sector to build workforce housing.

Appendix #5: AHAC Workplan

COMMITTEE DRAFT WORK PLAN/MEETING SCHEDULE			
2015			
#	DATE	TIME	LOCATION
Initial Review and Development of AHAC Recommendations for Tasks #1-3			
I.	Friday, August 21, 2015	9am-12 pm	Marathon Govt. Ctr.
Organizational Meeting #1: Review Charge, Procedures, Success, Work plan and BOCC Charge tasks due in October 2015: workforce definition, workforce housing need and deed restricted affordable housing			
II.	Friday, September 18, 2015	9am-1pm	Marathon Govt. Ctr.
2 nd Meeting: Refine and Adopt Work Plan, Presentation and discussion on qualifying and monitoring employee housing and potential role of the Monroe County Housing Authority (Task #3); review 2 nd draft statement on “workforce” definition (#1); receive information from staff on workforce housing need and review draft statements (#2).			
III.	Friday, October 16, 2015	9am-3pm	Marathon Govt. Ctr.
3 rd Meeting: Refine and Update Work Plan, review, refine and adopt draft consensus recommendations on workforce definition (#1), workforce housing need (#2) and deed restricted affordable housing (#3). Review & discussion of Local Housing Assistance Plan, Sec. 2-701. - Duties of the affordable housing advisory committee.			
Initial Review of AHAC Ideas and Options on Tasks # 4-10, November 2015 –March 2016			
IV.	Friday, November 20, 2015	9am-1 pm	Marathon Govt. Ctr.
4 th Meeting: Review Work plan; Discuss, review, discuss and adopt the Report to the BOCC on the Local Housing Assistance Plan and surplus land inventory; Presentation and information on AHAC Tasks #5 Incentive for development of Tier III workforce housing properties and discussion and identification of initial options.			
V.	Friday, December 18, 2015	9am-1 pm	Marathon Govt. Ctr.
5 th Meeting: Refine and update Work Plan, Presentations, briefings and information on AHAC Tasks: Local funding sources (#8), state and local funding (#9a,b,c,d) discussion of initial options for recommendations.			
2016			
VI.	Friday, January 22, 2016	9am-1 pm	Marathon Govt. Ctr.
6 th Meeting: Refine and update Work Plan, Presentations, briefings and information on AHAC Tasks: Possible topics: Task #10 Inclusionary Housing.			
Consensus Building on AHAC Recommendations for Tasks 4-10, April 2016- July 2016			
	Friday, February 19	9am-3 pm	Marathon Govt. Ctr.
AHAC Roundtable with Municipal Representatives			
VII.	Friday, March 18, 2016	9am-1 pm	Marathon Govt. Ctr.
8 th Meeting: Refine and update Work Plan, Additional presentations, briefings and information on AHAC Tasks; Overview of initial draft of AHAC draft workforce housing report; Rating, refining and building consensus on background and recommendations.			
VIII.	Friday, April 22, 2016	9am-1 pm	Marathon Govt. Ctr.
9 th Meeting: Refine and update Work Plan, Presentations, briefings and information on AHAC Tasks: Task #6 Increase Density (micro housing, dormitories, etc.) to encourage workforce housing development; Review of AHAC draft workforce housing report outline. Rating, refining and building consensus on draft background and recommendations.			
IX.	Friday, May 20, 2016	9am-3pm	Marathon Govt. Ctr.
10 th Meeting: Review of 2 nd draft of AHAC draft workforce housing report and rating, refining and building consensus on background and recommendations.			
XI.	Friday, June 17, 2016	9am-1 pm	Marathon Govt. Ctr.
11 th Meeting: Review and adopt final draft of AHAC draft workforce housing report			
XII.	Friday, July 22 2016	9am-1 pm	Marathon Govt. Ctr.
12 th Meeting: Finalize and adopt AHAC report to the BOCC			

**Appendix #6- List of Draft Recommendations for Each Task
Reflecting May 20, 2016 AHAC Changes**

TASK # 1 & 2 WORKFORCE AND WORKFORCE HOUSING DEFINITIONS AND NEED

OCTOBER 2015 AHAC CONSENSUS RECOMMENDATIONS

1. The BOCC should review the Committee's recommended definitions for "Workforce" and "Workforce Housing." If the BOCC accepts the Committee's recommendation, it should direct staff to propose any Land Development Code amendments needed to incorporate them.
2. Workforce means individuals or families who are gainfully employed supplying goods and/or services to Monroe County residents or visitors.
3. Workforce Housing means dwelling units for those who derive at least 70% of their income as members of the Workforce in Monroe County and who meet the affordable housing income categories of the Monroe County Code.
4. Based on the current, available data, the Committee believes there is an unmet Workforce Housing need throughout Monroe County, specifically near employment centers. It recommends the BOCC recognize that Monroe County continues to experience a critical Workforce Housing need. The need and demand for Workforce Housing appears most critical for those households at the median, low and very low-income levels and is most severe in the middle and lower Keys.

TASK # 3 QUALIFYING & MONITORING DEED RESTRICTED AFFORDABLE HOUSING

OCTOBER 2015 AHAC CONSENSUS RECOMMENDATIONS

The Committee recommends the BOCC take action to strengthen the County's ability to qualify and monitor deed restricted affordable housing in unincorporated Monroe County.

1. The BOCC should direct staff to continue to build its database of deed-restricted units.
2. The Committee strongly recommends staff coordinate and share information with the municipalities to create a countywide database and strategy.
3. By October 2016, County staff should develop cost effective mechanisms based on HUD guidelines to enhance the monitoring of affordable housing including consideration of securing the services of the Monroe County Housing Authority, additional County staff or 3rd party monitoring services or some combination thereof. Funding estimates for such a program should be developed and evaluated by staff and the Monroe County Housing Authority and should be considered in deciding how to develop the most cost effective monitoring and qualifying approach.
4. The Committee strongly recommends staff coordinate and share information with the municipalities in developing these options, with a goal of developing a countywide monitoring mechanism program.

5. The Committee strongly recommends that the County identify and fund an enhanced enforcement program as an essential element for maintaining affordable workforce housing in the County. This program should address compliance and enforcement of deed restricted property to maintain our available housing stock.
- Authorize Code Compliance and/or the Monroe County Tax Collector's Office to more aggressively pursue illegal rentals.
 - Require that owner-occupied units be homesteaded.

TASK #4 DEVELOP SOLUTIONS FOR RENTAL WORKFORCE HOUSING
(5 Recommendations)

#4-a -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an affordable housing overlay which can be applied to properties (through a map amendment) to provide additional density bonuses for affordable developments that offer exclusively workforce housing rentals in perpetuity on Tier III designated lands. (*"Strong Support"- 4.8 of 5*)

Option #4 b. -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional workforce housing density bonus in the Mixed Use Zoning District to provide additional density exclusively for the development of workforce rental housing (~~limited to efficiency and 1B units~~) in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands. (*formerly Recommendation 5a, Rated 4.5 May 20, 2016*)

#4-h -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and recommend a ~~cost-effective~~ proactive approach to enhance the enforcement ~~of~~ against illegal vacation rentals; tourist housing and vacation rentals of affordable housing units; including the possibility of additional code compliance staff to focus on short term ~~terms~~ rentals and continued partnership with the Monroe County Tax Collector. (*"Strong Support"- 4.9 of 5*)

#4-i - Draft Recommendation:

The AHAC recommends the BOCC direct the Land Authority to evaluate and provide recommendations to the BOCC on utilizing Land Authority funds to buy back expiring deed restrictions in order to preserve rental affordable housing. The Land Authority should consider deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of deed restriction years, including a priority for perpetual deed restrictions (~~for example: \$___ for an additional 30 years; \$___ for an additional 50 years; \$___ for an additional 99 years~~) in order to preserve existing affordable housing.

Reference and Add to Task 9b, Recommendation ("Strong Support"- 4.6 of 5, 5-20-16)

#4-g -- Draft Recommendation:

The AHAC recommends the BOCC direct ~~the~~ staff to evaluate and provide recommendations to the BOCC on strategies and best practices for outreach, public awareness, education and engagement to address the NIMBY ("Not in my backyard") sentiment to workforce housing and collaborate with municipalities, the private and non- profit sectors. (*"Unanimous Support"- 5.0 of 5, 5-20-16*)

Task 4 Option d. Community Foundation of the Florida Keys (CFFK) Loan and Housing Fund. The County in collaboration with municipalities, businesses and the Florida Keys Community Foundation should create a Rental Assistance Loan and Housing fund as part of the FKCF (to help renters with first, last & deposit). *(Create a Recommendations and Move to Task 8, Local Funding Sources, 5-20-2016)*

Task 4 Option e. Create a dynamic/current/accurate Inventory for existing affordable housing. Create and provide renters with access to a dynamic up-to-date inventory for existing affordable housing throughout Monroe County in collaboration with municipalities. *(Incorporate it into Task 3 recommendations, 5-20-2016)*

TASK # 5 DEVELOP INCENTIVES FOR WORKFORCE HOUSING ON TIER 3 PROPERTIES *(7 Recommendations)*

#5-c -- Draft Recommendation:

The AHAC recommends the BOCC consider issuing requests for proposals (RFP) for the development of workforce housing on county-owned land as a key priority. The AHAC recommends the BOCC direct staff to ~~coordinate~~ collaborate with other public entities which own land in the county and recommend how best to increase and target incentives for leasing back the properties to workforce housing developers. The AHAC also recommends the BOCC direct the Land Authority to prioritize the purchase of additional Tier 3 lands for the development of workforce housing. The BOCC may also consider future RFPs for the development of affordable housing. *(5-20-15 Unanimous Support with changes, 5.0 of 5)*

~~Option # 5-1 -- Draft Recommendation: The Committee agreed 11-0 to delete this recommendation~~

~~The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable and/or workforce housing density standard to provide additional density for the development of affordable and/or workforce housing on Tier 3 properties through the transfer of development rights (TDRs). *(“Acceptable” 4.5 of 5)*~~

#5-k(2) -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the development of a property tax incentive for homeowners that rent ~~a unit as affordable housing on tier 3 property~~ a lawfully established existing market rate unit to a member of the workforce in any Tier within the very low, low and median affordable housing income limits and rental rates *(4-22-16, 4.9 of 5, “Strong Support”; 5-20-16 AHAC Direction to staff to redraft based on discussion)*

#5-k (1) -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and legislative issues and develop recommendations on the development of a tax incentive for the development of only workforce housing which would stay with the property for 10 years. *(4-22-16, 4.8 of 5, “Strong Support”; 5-20-16 AHAC Direction to staff to redraft based on discussion)*

#5-i -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to maintain and update the inventory of County owned land that can be used for affordable housing development. *(4-22-16, 4.9 of 5, “Strong Support”, 5-20-16 5.0 of 5, “Unanimous Support”)*

#5 a. -- Draft Recommendation: *Move to 4 b. Rental Solutions*

~~The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional workforce housing density bonus in the Mixed Use Zoning District to provide additional density exclusively for the development of workforce rental housing (limited to efficiency and 1B units) in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands. (4-22-16 5.0 of 5, “Unanimous Support”)~~

#5-b -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to allow property owners of Tier 3 designated lands with an existing market rate dwelling unit to add an accessory workforce housing residential unit which will require the use of an affordable ROGO. Staff should evaluate residential zoning districts, density standards, income levels, maximum size of the accessory workforce housing residential unit and the minimum property size for the development of an accessory residential workforce housing unit. (April 22, 4.4 of 5, “Acceptable”, May 20 5.0 of 5 with changes, “Unanimous Support”)

#5-m –Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create a special approval process for the Planning Commission to recommend and Board of County Commissioners to approve an extra story for the development of an exclusive workforce housing project, up to maximum of 40 feet. (5-20-16, 4.6 of 5 with changes, “Strong Support”)

#5-o –Draft Recommendation:

The AHAC recommends the BOCC direct staff to revise existing Land Development Code Section 130-161.1 to provide another incentive for the preservation of affordable housing and the development of market rate housing on Improved Subdivision (IS), Tier III properties as follows:

~~ROGO exemptions transferred under this program may be transferred on a 1 for 1 basis where the ROGO exemptions are to be transferred to Tier III, single-family residential lots or parcels within the Improved Subdivision (IS) land use district and the same ROGO planning subarea for the development of single family detached dwelling units. However, where transfers are to be made to commercial or recreational working waterfronts (as defined by Florida Statutes), or to multi-family projects in non-IS districts, the transfers shall result in no fewer than two deed-restricted affordable or workforce housing units remaining on an eligible sender site(s) for each market rate ROGO exemption transferred. (May 20 5.0 of 5, “Unanimous Support”)~~

TASK # 6 DEVELOP STRATEGIES FOR INCREASING DENSITY TO ENCOURAGE WORKFORCE HOUSING DEVELOPMENT, SUCH AS MICRO HOUSING AND DORMITORIES (4 Recommendations)

#6-a -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional workforce housing density bonus in the Mixed Use Zoning District to provide additional density exclusively for the development of workforce housing in the median, low and very low income categories which is deed restricted in perpetuity and located on Tier 3 designated lands.

(See recommendation 4b. which addresses workforce rental housing, 5-20-16, 5.0 of 5, “Unanimous Support”)

Option #6-b -- Draft Recommendation: *See Option # 5-b (April 22, 4.4 of 5, “Acceptable”, May 20 5.0 of 5 “Unanimous Support”)*

The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to allow property owners of Tier 3 designated lands with an existing market rate dwelling unit to add an accessory workforce housing residential unit which will require the use of an affordable ROGO. Staff should evaluate residential zoning districts, density standards, income levels, maximum size of the accessory workforce housing residential unit and the minimum property size for the development of an accessory residential workforce housing unit. *(April 22, 4.4 of 5, “Acceptable”, May 20 5.0 of 5 with changes “Unanimous Support”)*

#6-e -- Draft Recommendation: *(Use Recommendation # 5-l which received on 5-20-16 a rating of 5.0 of 5, “Unanimous Support”)*

~~The AHAC recommends the BOCC direct staff to evaluate and develop comprehensive plan and land development code amendments to create an additional affordable housing density standard to provide additional density for the development of affordable housing on Tier 3 properties through the transfer of TDRs.~~

Task 6 new recommendation- Incentives for building smaller workforce housing units. *(5-20-16) AHAC voted 10-0 to direct staff to draft recommendation for consideration in June based on discussion)*

Task 6 Option d. Fractional ROGOs *(3-18-16, rated 4.2 of 5 in importance)
(5-20-16 AHAC voted 9-1 to direct staff to draft recommendation for consideration in June based on discussion)*

TASK # 7 DEVELOP STRATEGIES TO INCREASE THE MONROE COUNTY HOUSING AUTHORITY'S ROLE IN WORKFORCE HOUSING, SPECIFICALLY AS A MANAGEMENT ENTITY FOR RENTAL WORKFORCE HOUSING

- *See Task 3 AHAC October 2015 recommendations that address the Monroe County Housing Authority's role in workforce housing .*

TASK # 8 EXPLORE AND PROPOSE LOCAL FUNDING SOURCES TO HELP EXPAND WORKFORCE HOUSING IN MONROE COUNTY *(5 Recommendations)*

#8-f -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and operational issues and make recommendations on whether and how to establish an annual fee on non-primary residences that are not utilized as long-term rentals (i.e. 6 month rentals or greater) to be dedicated to supporting and developing workforce housing. *(4-22-16, 4.4 of 5 “Acceptable”)*

#8-d -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legislative and financial issues and take the necessary steps to propose statutory amendments to revise the Tourist Impact Tax to provide additional dedicated funding for workforce housing in Monroe County. (4-22-16, 4.4 of 5 “Acceptable”)

- *Clarifying notes and questions: Amend allocation of existing funds? Consider reallocating funding for advertising and capital projects?*
- *Note relation to recommendation 9d.below.*

Option #8-c -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legal, financial and operational issues and make recommendations on whether and how to establish a service tax on the purchase of alcohol and cigarettes or an annual fee on alcoholic beverage and tobacco licenses in order to provide additional dedicated funding for workforce housing in Monroe County. (4-22-16, 4.0 of 5 “Acceptable”)

- **Task 8 Option b. Ad Valorem tax.** Review and recommend whether increasing local ad valorem taxes on commercial properties should be pursued as a workforce housing funding source. (3-18-16, 3.5 of 5 in importance)
(5-20-16 AHAC voted 11-0 to direct staff to draft recommendation for consideration in June based on discussion)
- **Task 8 Option g. Community Fund (CFFK)** Review and recommend whether a community fund should be established through a collaboration with the Florida Keys Community Foundation as a workforce housing funding source. (3-18-16, 4.1 of 5 in importance)
(5-20-16 AHAC directed staff to draft recommendation for consideration in June based on discussion)

TASK # 9 REVIEW AND RECOMMEND WORKFORCE HOUSING STRATEGIES AS AMENDMENTS TO STATE STATUTES (TASKS A-D) (3 Recommendations)

#9-b -- Draft Recommendation:

The AHAC recommends the BOCC direct the Land Authority to evaluate and provide recommendations to the BOCC on utilizing Land Authority funds to buy back expiring deed restrictions. The Land Authority should consider deed restriction timeframes and make recommendations on potential monetary offers to provide for a range of deed restriction years (~~for example: \$___ for an additional 30 years; \$___ for an additional 50 years; \$___ for an additional 99 years~~) in order to preserve existing affordable housing. (4-22-16, 3.8 of 5 “Minor Reservations”)

Note: Option 9-d-1 The Workgroup rated the charge language, “Amend or increase 1 cent Tourist Impact Tax to provide dedicated funding for the provision of workforce housing specifically for the hospitality industry (3.3 of 5, “Somewhat Important”)

#9-d -- Draft Recommendation:

The AHAC recommends the BOCC direct staff to evaluate the legislative and financial issues and take the necessary steps to propose statutory amendments to increase the Tourist Impact Tax to provide additional dedicated funding for workforce housing in Monroe County. (4-22-16, 4.4 of 5 “Acceptable”)

- *Clarifying notes and questions: Would these reflect new fund? Would it be an additional 0.5 cent?*
- *Note relation to 8 d recommendation above.*

#9 - a -- Draft Recommendation:

In light of the workforce housing crisis in Monroe County and the historic donor inequity between the County's contributions and funding received under the Sadowski Trust Fund, the AHAC recommends the BOCC maintain supportive of maintaining the Sadowski Trust Funding and dedicated tax credit project for the Florida Keys as a key legislative priority. (4-22-16, 4.4 of 5 "Acceptable")

TASK # 10 DEVELOP STRATEGIES FOR DEVELOPING INCLUSIONARY HOUSING REQUIREMENTS FOR HOSPITALITY AND COMMERCIAL DEVELOPMENTS TO SUPPORT BUILDING WORKFORCE HOUSING.

- *January 2016 AHAC Meeting, Resolution to the BOCC:* "The AHAC recommends that the Board of County Commission support and fund a nexus study as the first step in considering the expansion of the current County residential inclusionary housing program to cover transient and commercial development in the County." *The Committee voted unanimously to support the motion as a resolution to the Board of County Commission.*
- *March AHAC Meeting:* Committee emphasized with staff and the BOCC the urgency of completing the nexus study as soon as possible in order to advance policy recommendations on inclusionary housing.

TASK # 11 OPPORTUNITIES FOR INTERGOVERNMENTAL COOPERATION ON WORKFORCE HOUSING (1 Recommendation)

11.a Draft Recommendation:

Building on the February 2016 Workforce Housing Intergovernmental Roundtable and the continuing participation of municipal planning directors in the AHAC process, the AHAC recommends that the County and Municipal Planning Directors continue to meet on a quarterly basis to explore and implement consistent strategies for closer intergovernmental cooperation and collaboration on workforce housing. (Staff directed to draft recommendation at 4-22-16 AHAC meeting. To be reviewed at the 6-17-16 AHAC Meeting)